

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, October 1, 2013

PRESENT: Adam Chapdelaine, John Cole, John Maher, Allen Reedy, Michael Boujoulian, Bill Hayner, Suzanne Robinson, Robert Jefferson

ABSENT: Mark Miano

GUESTS: Mike Flaherty – Russo Barr
Eric Ammondson – Ammondson Architects
Juliann Flaherty – Police Department

Meeting was called to order at 7:30PM

Robbins Library

Mike Flaherty of Russo Barr spoke about success of project. Very confident that roof will not leak and will last for up to 100 years. Feels that Reliable Roofing did a very good job. Mike Flaherty also made the following observations:

- Chimney on 1931 building posed some challenges – required change order.
- Change order for \$5,000 for about 60 slates on 1992 roof.
- Final change order was for resolution of unit cost items.
- Town should consider repointing on 1892 building sometime soon.
- Extra Slate will be available in Library basement.

Allen Reedy complimented Mike and Russo Barr for their work.

The following were approved:

Change order #1	Reliable	\$16,500
Application #3	Reliable	\$63,523

Central Fire Station

Code issues are moving forward in a direction that is positive for the Town. The committee will need to wait to proceed with design until we hear about the potential code change.

DPW did investigation of sewer on site and determined that temporary trailer can be installed. Investigation cost \$4,000, would have cost \$40,000 - \$50,000 if done privately.

Community Safety Building

Project Progress. Mr. Ammondson gave an overview of the project progress. There has been limited work on site over the past number of weeks. Work on the north planter and waterproofing the CMU walls within the antennae tower has not progressed. Ammondson/SGH have been working with WES to resolve issues in the work as installed in both areas. Mr.

Ammondson expressed hope that work in both areas will proceed and be completed within two weeks. Interior finishes have not begun but Ammondson expects them to begin in the next two weeks (off-hours). The west curtainwall is glazed but has not been water tested. The east curtainwall and south sloped glazing have been removed. East curtainwall framing components are on site. WES has performed some prep work to the existing opening for the south-facing glazing and around the east curtainwall opening.

Windows and Curtainwall. Mr. Ammondson noted that WES has not addressed the issues of operation and glazing with the second floor windows. The PTBC requested Ammondson issue a letter to WES regarding these issues. Ammondson/SGH participated in a conference call on 9/30 with WES, their installer and engineer and addressed SGH's concerns with the west curtainwall calculations and installation. WES promised calculations for the east curtainwall by 10/1/13 and the sloped glazing by 10/4/13. These have not been received. WES agreed that no work on the east curtainwall or south sloped glazing installation will take place until the calculations are approved. The PTBC agreed to have the Town's attorney send a letter to WES's attorney regarding the slow response to the steps agreed to in the 9/17/13 surety meeting.

Water Testing. The second water test of the second floor windows resulted in a limited amount of water infiltration. SGH has performed 2 additional tests and will ask WES to remove some masonry to review flashing installation. The west curtainwall water test has not been scheduled due to issues with the sealant installation.

Change Orders and Potential Change Orders. WES has not provided any PCO's for review. The only known PCO is work that has been performed on a T&M basis to add steel attachment clips at the west and east curtainwall.

Applications for Payment. Ammondson received a review copy of WES's Application for Payment #12 on 9/30/13. In this application, WES requested payment for \$13,000 of glazing stored at their subcontractor's facility. Ammondson told WES this could not be allowed without approval by the Town and also provided other comments. WES did not respond so no application for payment was submitted.

Schedule: WES promised but did not issue an updated schedule for tonight's meeting. Mr. Ammondson reviewed WES's latest schedule (9/6/13). Based upon the current status, Ammondson estimated a 11/15/13 Substantial Completion date. We discussed that it may be too late for landscaping and planting to be performed this year. The PTBC requested that Ammondson ask WES to perform the rough grading and repair the irrigation system and issue a credit for the balance of landscaping work.

Contract Amendments. Mr. Ammondson presented Contract Amendment #11 for extended construction administration services from September 1, 2013 - November 22, 2013 in the amount of \$72,690 (SGH since 8/20/13) and Contract Amendment #12 for legal support services as an estimated sum of \$35,750. To date, Ammondson/SGH has spent approximately \$22,000 for legal support. The PTBC approved both amendments unanimously and they were signed by Mr. Chapdelaine.

APD Issues: Captain Flaherty noted there are no new issues with the construction.

Meeting adjourned at 8:30pm

Respectfully submitted,
Adam W. Chapdelaine